Name and Address of New Owner:
**Kyle Greer and Elizabeth Greer**
**4220 Grays Point Road**
**Joelton, TN 37080**

Send Tax Bills To:
**CMG Mortgage, Inc. dba CMG Home Loans**
**3160 Crow Canyon Road**
**Ste 400**
**San Ramon, CA 94583**

Karen Johnson Davidson County
Batch# 1263011 DEEDWARR
04/22/2025 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20250422-0030605

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: **029-00-0-049**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dustin Rottero and Brittany E. Rottero, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kyle Greer and Elizabeth Greer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain realty situated in the Davidson County, Tennessee, being bounded and described as follows:

LAND in the 14th Civil District of Davidson County, Tennessee, said tract is a portion of Tract 4 of the property conveyed to Ray A. Rottero and wife, Mozelle McMahan Rottero by William Minton Parrish and wife, Violet Reich Parrish, by deed of record in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee:

BEGINNING at an iron pin (old) in the North margin of Grays Point Road, said pipe being the most Southeast comer of Ray Rottero as appears in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee and also being the most Southwest comer of Howard Holland as appears in Deed Book 4465, page 622, Register's Office for Davidson County, Tennessee and continuing as follows: with the North margin of Grays Point Road N. 85° 15' 09" West 100.36 feet to a point, S. 87° 03' 53" West 113.00 feet to a point and S. 84° 14' 36" W. 169.79 feet to an iron pin (new), a new comer to Mozelle Rottero, thence with a new line to Rottero, N. 14° 36' 58" W. 316.93 feet to an iron pin (new), and N. 40° 10' 18" East 599.40 feet to an iron pin (new), a new corner to Rottero in the line of Howard Hollard, thence with the West line of Holland, S. 5° 43' 05" East

753.93 feet to the point of beginning, containing 5.02 acres as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd., Springfield, Tennessee, dated December 3, 1993.

Being the same property conveyed to Dustin Rottero and Brittany E. Rottero, husband and wife, by Quitclaim Deed dated December 8, 2020 from Dustin Rottero, a married, recorded December 16, 2020 in Instrument No. 20201216-0148628 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2025.

_____(SEAL)
Dustin Rottero

_____(SEAL)
Brittany Rottero

STATE OF VIRGINIA
COUNTY OF PRINCE WILLIAM

On this 16th day of April, 2025, before me personally appeared Dustin Rottero and Brittany Rottero, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15TH day of April, 2025.

Andrew James Rhodes
Notary Signature
My commission expires: 4/30/2025

ANDREW JAMES RHODES
NOTARY PUBLIC
REG. # 7920965
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2025

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of April, 2025.

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Public
My commission expires: _____
File No. 2025-7727-TH

## True Copy Certification

I, **Tammy Carney,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 15 day of April, 2025.

Affiant Signature

Date 4-18-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

